

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Bill Kiru, Acting Director of Development Planning

**Date:** February 4, 2021

**Name of Owner:** Leonardo Lotta and Isabel Florez

**Location:** 43 Cardish Street

**File No.(s):** A155/20

**ADDENDUM**  
**AGENDA ITEM**  
**21**  
**COMMITTEE OF ADJUSTMENT**

**Proposed Variance(s):**

1. The proposed front yard is 6.3 m to the canopy, 6.58 m to the roof eaves, and 6.3 m to the excavated porch (cold cellar).
2. The proposed eaves at the first and second storey project 0.82 m into the required interior side yard at both the east and west sides. [3.14 a)]
3. The proposed lot coverage is 35.73%.

**By-Law Requirement(s):**

1. The minimum required front yard is 7.5 m. [4.1.9, Schedule "A"]
2. Eaves shall not project more than 0.5 m into a required yard. [3.14 a)]
3. The maximum permitted lot coverage is 30%. [4.1.9, Schedule "A"]

**Official Plan:**

Vaughan Official Plan 2010 (,VOP 2010'): "Low-Rise Residential"

**Comments:**

The Owner is requesting permission to construct a 2-storey single family dwelling with the above noted variances.

The Development Planning Department has no objections to variances 1 and 2, as they are minor in nature and address deficiencies pertaining to the architectural design of the home. The reductions will not have an adverse impact on the neighboring properties, nor affect the existing streetscape and remain compatible with the newly built dwellings in the immediate neighbourhood.

The proposed increase in lot coverage is appropriate and maintains the existing character of the neighbourhood. The main dwelling and attached garage occupy 30% of maximum lot coverage producing a building footprint that complies with Zoning By-law 1-88. The remaining 5.73% applies to the covered porch (1.08%) and rear loggia (4.65%) that is consistent in size to other accessory structures and does not contribute to the overall massing of the home.

In support of this application, the Owner submitted a Tree Inventory & Protection Plan (prepared by the Urban Arborist Inc., dated January 27<sup>th</sup>, 2020) addressing Urban Design's comments. The Urban Design Division of Development Planning staff has no further concerns, given the Owner has confirmed tree # 677 will be retained and not be injured during construction (interlocking, hot tub, and in-ground pool) in the rear yard.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following condition of approval is recommended:

None

**Comments Prepared by:**

Roberto Simbana, Planner I  
Margaret Holyday, Senior Planner